

109 Royal Crest Terrace NW  
Calgary, Alberta

MLS # A2258958

\$949,990

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Royal Oak                                                                |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,141 sq.ft.                                                             | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag |        |                   |
| Lot Size: | 0.12 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn                       |        |                   |

|             |                                                                                                                                                                                                                                               |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                                       | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle, See Remarks                                                                                                                                                                                                                  | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                                                                                                                                | LLD:       | -    |
| Exterior:   | Brick, Stucco, Wood Frame                                                                                                                                                                                                                     | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                                                                               | Utilities: | -    |
| Features:   | Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wood Counters |            |      |
| Inclusions: | SOLAR PANELS                                                                                                                                                                                                                                  |            |      |

Welcome to this extensively updated 2-storey detached home in the highly sought-after community of Royal Oak. Offering over 2,500 sq.ft. of living space across three fully finished levels, this stunning property blends modern upgrades with timeless design. The main floor features a center staircase with soaring ceilings that fill the home with natural light. The elegant living room is highlighted by a dramatic two-storey picture window, real hardwood floors while the formal dining area boasts a built-in niche and stylish architectural details. The renovated kitchen is a chef's dream, showcasing sleek quartz countertops, a massive island, upgraded cabinetry, and a corner pantry. A bright breakfast nook leads to a large wooden deck overlooking the fully fenced and landscaped backyard. Adjacent to the kitchen, the cozy family room offers a marble-tiled gas fireplace and stunning built-in cherry wood bookcases. The main floor office/den, featuring a built-in desk and a glass door, is ideal for remote work or study. A 2-piece powder room and main floor laundry complete this level. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and a beautifully renovated 5-piece ensuite. The ensuite features dual vanities, a large bathtub, and a separate shower. A shared 3-piece bathroom with a skylight serves the additional bedrooms. The fully finished basement adds valuable living space, including a fourth bedroom with a walk-in closet, a 3-piece bathroom, a large family/rec room, and a flex space perfect for a home gym, media room, or play area. Key Features and Updates: Structural & Exterior: Triple-pane windows (2021) Stage 4 shingles with a 15-year warranty (2022) Solar panels installed (2024) HVAC & Utilities: New furnace & hot water tank (2018-2019) Central air conditioning (2022) Kitchen &

Appliances: Kitchen appliances replaced (2018) Kitchen renovated (2023) Washer & dryer replaced (2017) Living Spaces & Interior: Living room & fireplace updated (2023) Bathrooms fully renovated (2021) Painting & Finishing: Main and second floors painted (2022) Kitchen repainted (2023) Basement painted (2024) This home is located within walking distance of parks, pathways, shopping, and transit. Move-in ready and offering exceptional value in one of NW Calgary's most desirable neighborhoods, this is a must-see!